



RIBBLE VALLEY  
BOROUGH COUNCIL

01 MAY 2012

For office use only

Application No.

Date received

Fee paid £

Receipt No:

320120432 P

Council Offices, Church Walk, Clitheroe, Lancashire. BB7 2RA Tel: 01200 425111 www.ribblevalley.gov.uk

Application for Planning Permission.  
Town and Country Planning Act 1990

**Publication of applications on planning authority websites.**

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.  
If you require any further clarification, please contact the Authority's planning department

**1. Applicant Name, Address and Contact Details**

Title:	Mr & Mrs	First name:	A	Surname:	Ollerton	
Company name:						
Street address:	87A Derby Road			Country Code	National Number	Extension Number
	Longridge			Telephone number:		
				Mobile number:		
Town/City:	Preston			Fax number:		
County:	Lancashire			Email address:		
Country:	UK					
Postcode:						

Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No

**2. Agent Name, Address and Contact Details**

Title:	Mr	First Name:	KARL	Surname:	ZALDATS	
Company name:	KARL ZALDATS ARCHITECT					
Street address:	HATHERSAGE BARN			Country Code	National Number	Extension Number
	MOORSIDE LANE			Telephone number:	01772 691712	
	WOODPLUMPTON			Mobile number:		
Town/City:	PRESTON			Fax number:		
County:	Lancashire			Email address:		
Country:						
Postcode:	PR4 0TB			kzarchitect@btinternet.com		

**3. Description of the Proposal**

Please describe the proposed development including any change of use:

2no Proposed detached garages with associated external works

Has the building, work or change of use already started?

☐ Yes ☒ No

#### 4. Site Address Details

Full postal address of the site (including full postcode where available)

Description:

House:	<input type="text"/>	Suffix:	<input type="text"/>
House name:	Pale Farm Cottages		
Street address:	Moss Lane		
	Chipping		
Town/City:	Preston		
County:	<input type="text"/>		
Postcode:	PR3 2TR		
Description of location or a grid reference (must be completed if postcode is not known):			
Easting:	362829		
Northing:	441992		

#### 5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes ☒ No

#### 6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

☐ Yes ☒ No

Are there any new public roads to be provided within the site?

☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes ☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

☐ Yes ☒ No

#### 7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☐ Yes ☒ No

Have arrangements been made for the separate storage and collection of recyclable waste?

☒ Yes ☐ No

If Yes, please provide details:

Existing LA waste collection, No Changes

#### 8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

#### 9. Materials

Please state what materials (including type colour and name) are to be used externally (if applicable):

##### Walls - description:

Description of *existing* materials and finishes:

Natural Stone

Description of *proposed* materials and finishes:

Natural Stone

##### Roof - description:

Description of *existing* materials and finishes:

Natural Slate

Description of *proposed* materials and finishes:

Natural Slate

##### Windows - description:

Description of *existing* materials and finishes:

Glazed in stained timber frames

Description of *proposed* materials and finishes:

Glazed in stained timber frames

## 9. (Materials continued)

320120432 P

### Doors - description:

Description of *existing* materials and finishes:

Stained timber

Description of *proposed* materials and finishes:

Stained timber

### Boundary treatments - description:

Description of *existing* materials and finishes:

Hedgerow and post rail fencing

Description of *proposed* materials and finishes:

Retained hedgerow and post rail fencing with new stone walls between properties

### Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Tarmac shared drive/parking

Description of *proposed* materials and finishes:

Existing tarmac parking areas to be reverted back to grass/garden areas

New tarmac drives in front of properties serving new garages

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☒ Yes ☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

129\_09 Existing

129\_10 Proposed

129\_11 Location Plan

Design + Access Statement

## 10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	4	4	0
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	4	4	0
Other (e.g. Bus)	0	0	0
Short description of Other			

## 11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer

☐

Package treatment plant

☐

Unknown

☐

Septic tank

☒

Cess pit

☐

Other

Are you proposing to connect to the existing drainage system?

☒ Yes ☐ No ☐ Unknown

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

No requirements for foul drains from garages

## 12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

☐ Yes ☒ No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere?

☐ Yes ☒ No

How will surface water be disposed of?

☐ Sustainable drainage system

☐ Main sewer

☐ Pond/lake

☒ Soakaway

☐ Existing watercourse

### 13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

b) Designated sites, important habitats or other biodiversity features

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

c) Features of geological conservation importance

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

### 14. Existing Use

Please describe the current use of the site:

3no Holiday lets with recent approval to be used as 2no dwellings

Is the site currently vacant? ☐ Yes ☒ No

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated? ☐ Yes ☒ No

Land where contamination is suspected for all or part of the site? ☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination? ☐ Yes ☒ No

### 15. Trees and Hedges

Are there trees or hedges on the proposed development site? ☒ Yes ☐ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

☐ Yes ☒ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'

### 16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ☐ Yes ☒ No

### 17. Residential Units

Does your proposal include the gain or loss of residential units? ☐ Yes ☒ No

### 18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ☐ Yes ☒ No

### 19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

### 20. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday Start Time End Time	Saturday Start Time End Time	Sunday and Bank Holidays Start Time End Time	Not Known
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### 21. Site Area

What is the site area?

2,025

sq.metres

**22. Industrial or Commercial Processes and Machinery**

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Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Domestic Dwellings

Is the proposal for a waste management development?

☐ Yes ☒ No**23. Hazardous Substances**

Is any hazardous waste involved in the proposal?

☐ Yes ☒ No**24. Site Visit**

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☒ The agent ☐ The applicant ☐ Other person**25. Certificates (Certificate A)****Certificate of Ownership - Certificate A****Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Title: Mr First name: KARL Surname: ZALDATS

Person role: Agent

Declaration date: 01/05/2012

☒ Declaration made**25. Certificates (Agricultural Land Declaration)****Agricultural Land Declaration****Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding.

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

If any part of the land is an agricultural holding of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Title: Mr First Name: KARL Surname: ZALDATS

Person role: Agent

Declaration date: 01/05/2012

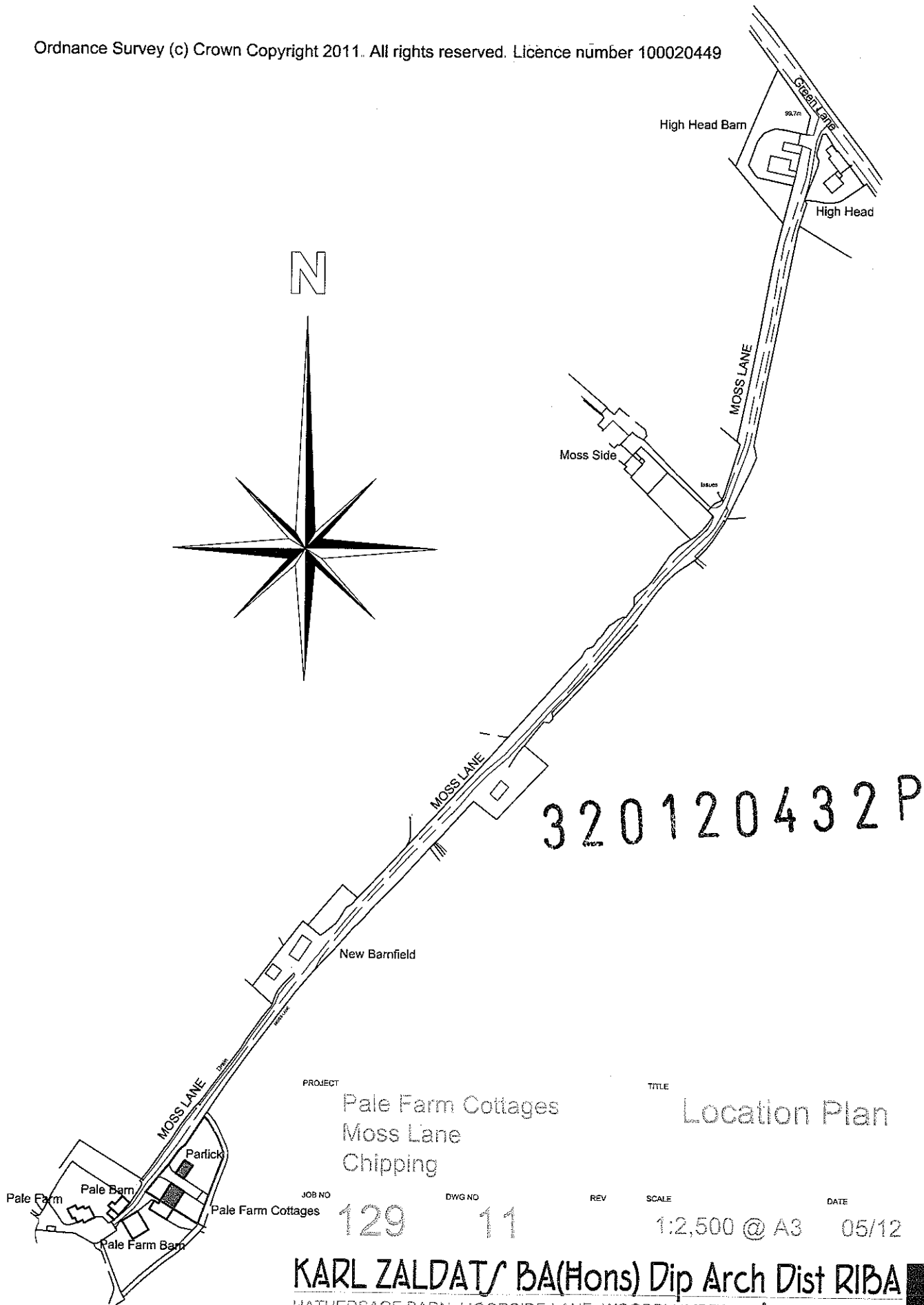
☒ Declaration Made**26. Declaration**

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information



Date: 01/05/2012

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PROJECT  
Pale Farm Cottages  
Moss Lane  
Chipping

TITLE  
Location Plan

JOB NO  
129  
Pale Farm  
Pale Barn  
Pale Farm Cottages  
Parlick  
Pale Farm Barn

DWG NO  
11

REV  
SCALE  
1:2,500 @ A3  
DATE  
05/12  
DRAWN  
kz

KARL ZALDATS BA(Hons) Dip Arch Dist RIBA

HATHERSAGE BARN MOORSIDE LANE WOODPLUMPTON PRESTON PR4 0TB  
t: +44 (0) 1772 691 712 m: +44 (0) 7770 976 548 e: kzarchitect@btinternet.com



# DESIGN + ACCESS STATEMENT

2no PROPOSED GARAGES AND ASSOCIATED EXTERNAL WORKS  
TO SERVE 3no HOLIDAY LETS, RECENTLY APPROVED TO BE USED AS  
2no DWELLINGS AT  
PALE FARM COTTAGES  
MOSS LANE  
CHIPPING

320120432P

Applicant: **Mr + Mrs A Ollerton**  
87A Derby Road  
Longridge  
Preston  
PR3 3EE

Architect: **Paul Zardas BA(Hons) Dip Arch L1st RIBA**  
**Chartered Architect**  
Hathersage Barn  
Moorside Lane  
Woodplumpton  
Preston  
PR4 0TB

May 2012

## DESIGN AND ACCESS STATEMENT

### 2no PROPOSED DETACHED GARAGES TO PALE FARM COTTAGES, MOSS LANE, CHIPPING

#### 1 ASSESSMENT

- 1.1 In 1998, applications were made for Planning Permission, to rebuild a barn (now known as Parlick Cottage) as a detached self contained Holiday Let (application no: 3/98/0729) and a separate application was made to convert an existing adjacent garage/store into two semi-detached Holiday Lets, (application no: 3/98/0728). Both applications were approved and the schemes implemented.
- 1.2 The existing Holiday Lets within the converted garage are now known as Jefferey and Pendle Cottages, and are attached to garaging owned by the adjacent property, Pale Farm Barn.
- 1.3 The development is situated at the end of a narrow country lane, known as Moss Lane, and was resurfaced in tarmac when the development was originally carried out.
- 1.4 In 2011, applications (3/2011/0249 + 3/2011/0546) were submitted and approved to change the use of the holiday lets to 2no Dwellings.
- 1.5 Existing landscaping is minimal with grassed areas and stone flagged patio areas to the rear, and there is a shared tarmac drive with 4no parking bays.
- 1.7 The properties are served by water and electricity, and a sewage treatment plant.

#### 2 INVOLVEMENT

- 2.1 No pre-application advice has been sought



## DESIGN AND ACCESS STATEMENT

2no PROPOSED DETACHED GARAGES TO  
PALE FARM COTTAGES, MOSS LANE, CHIPPING

320120432P

### 3 EVALUATION

- 3.1 The applicant who owns all of the Holiday Lets, is to carry out works to enable the units to be changed into dwelling houses as recently approved.
- 3.2 As the properties are to be changed to Dwellings, it is though desirable to construct and include garages to each property which will also provide storage facilities for such items as waste/recycling bins, cycles and other such items.
- 3.3 It was considered as the best option, to locate the garages to the front of the properties either side of the existing tarmac access drive. Existing services, and boundary treatments remain as existing.
- 3.4 By siting the garages at the front directly off Moss Lane, this would allow adequate turning space to allow vehicles to manoeuvre and leave the site in forward gear as well as allowing adequate visitor parking with out interfering with each other.
- 3.5 Also, by siting the garages to the front, this allows views from the properties to remain and uninterrupted as well as enabling most of the existing shared tarmac parking areas to be returned back to grass garden areas.
- 3.6 In the proposed position, the existing and proposed buildings are kept within a compact foot print restricting development between Moss lane and the fronts of the existing buildings while retaining a more open aspect to the rear of the properties.

## **DESIGN AND ACCESS STATEMENT**

### **2no PROPOSED DETACHED GARAGES TO PALE FARM COTTAGES, MOSS LANE, CHIPPING**

#### **4 DESIGN**

- 4.1 The garages are very low key being rectangular in plan, approx 7x5m, with eaves heights of about 2.4m and ridges of 3.85m
- 4.2 The walls are to be of matching natural stone and the roof is to be a duo pitched slate roof all to match the existing properties
- 4.3 Doors, windows and fascias are to be stained timber to match with the existing
- 4.4 The existing tarmac drive is to remain and the area of tarmac to the side and rear is to be removed and replaced with grass/garden areas along with stone flag paths.
- 4.5 The garages are to be accessed either side of the existing drive by short sections of tarmac which will also offer parking for visitors and provide adequate on site manoeuvring enabling cars to leave the site in forward gear.
- 4.6 A new stone boundary wall is to be built between the two properties with gated access from the drive areas

#### **5 ACCESS**

- 5.1 The property is accessed via Moss Lane, which is a tarmac country lane, which was resurfaced at the time of the original development.
- 6.2 The existing site access/drive is to be retained and reduced (see above)

## DESIGN AND ACCESS STATEMENT

2no PROPOSED DETACHED GARAGES TO  
PALE FARM COTTAGES, MOSS LANE, CHIPPING

320120432P

May 2012

KZA/129

Karl Zaidats BA(Hons) Dip Arch Dist RIBA

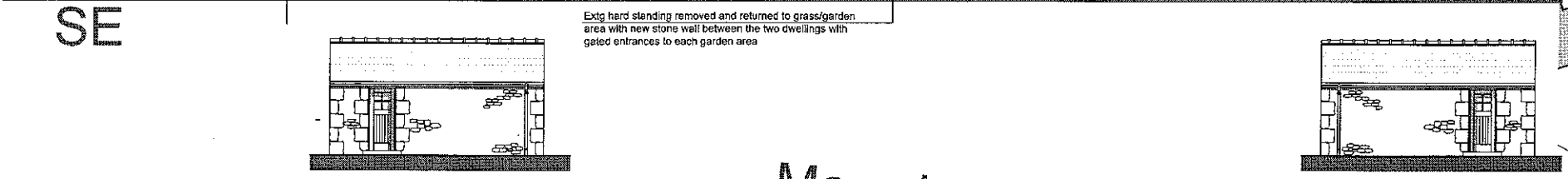
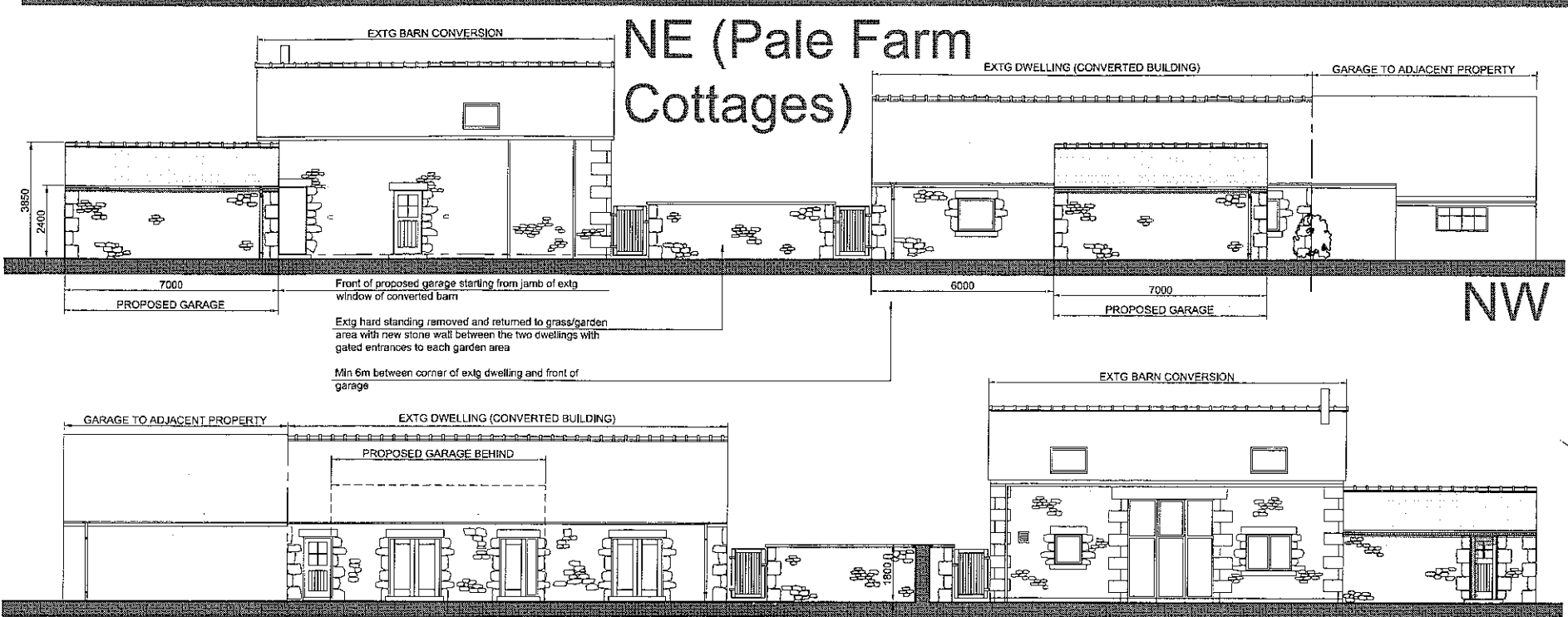
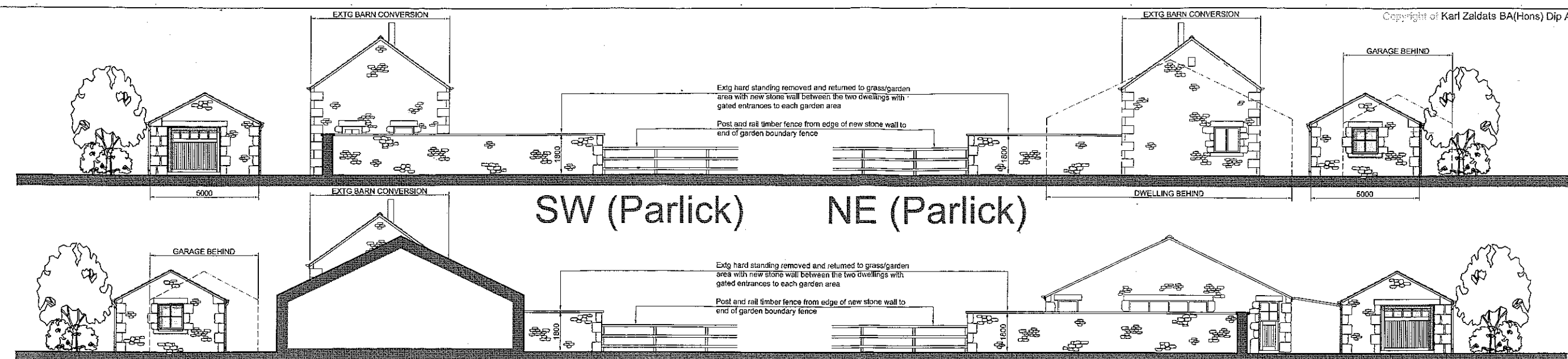
**Chartered Architect**

Hathersage Barn  
Moorside Lane  
Woodplumpton  
Preston  
PR4 0TB

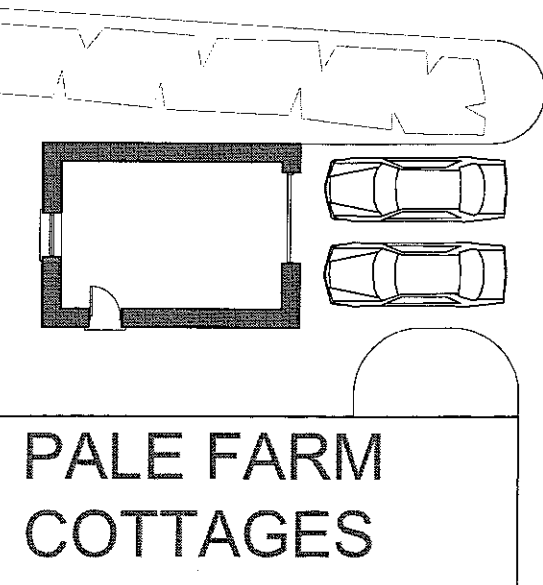
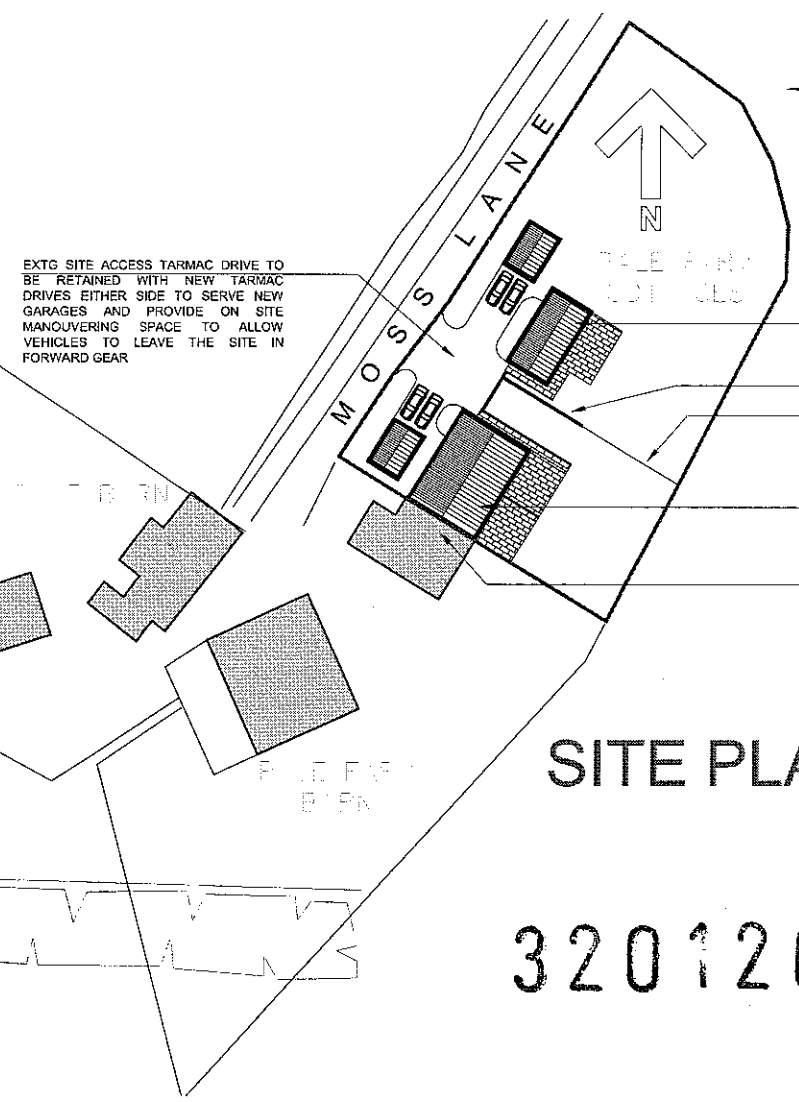
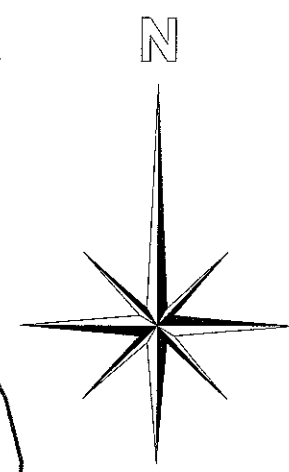
t: 01772 691 712

m: 07770 976 548

e: [kzarchitect@btinternet.com](mailto:kzarchitect@btinternet.com)



EXTG SITE ACCESS TARMAC DRIVE TO BE RETAINED WITH NEW TARMAC DRIVES EITHER SIDE TO SERVE NEW GARAGES AND PROVIDE ON SITE MANOUEVERING SPACE TO ALLOW VEHICLES TO LEAVE THE SITE IN FORWARD GEAR

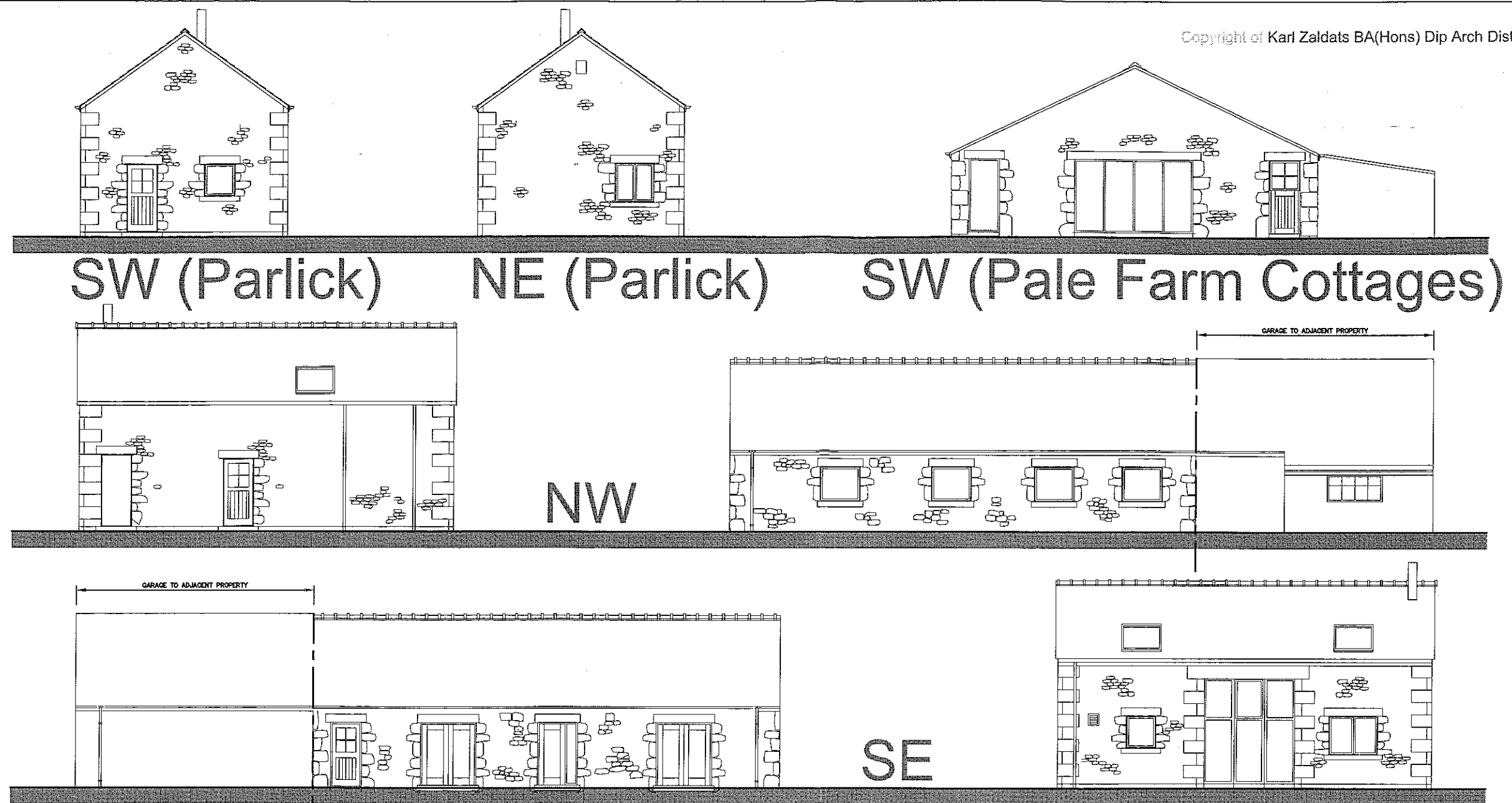


Moss Lane

PART PLAN

SITE PLAN 1:500

320120432P



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# SITE PLAN 1:500



PARLICK COTTAGE ... CURRENTLY A HOLIDAY LET, RECENTLY APPROVED FOR USE AS A DWELLING HOUSE

SHARED DRIVE WITH PARKING BAYS AT END OF DRIVE ... 4NO BAYS

2NO EXTG HOLIDAY LETS, JEFFERY + PENDLE COTTAGES APPROVED RECENTLY TO BE CONVERTED INTO ONE DWELLING

ATTACHED GARAGE TO ADJACENT PROPERTY

PROJECT  
Pale Farm Cottages  
Moss Lane  
Chipping

TITLE  
Existing

JOB NO 128 DWG NO 09 REV SCALE 1:100@A2 DATE 04/12 DRAWN kz

KARL ZALDAT/ BA(Hons) Dip Arch Dist RIBA

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